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COMMON

INTERESTS

MAINTENANCE & UPGRADES

INSIDE:

Lake & Pond Management
Elevator Maintenance
Irrigation & Landscaping
Plumbing Tips
Siding Maintenance
And More!



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A stylized graphic of a house with a white outline and a purple interior, set against a light green background. The house is positioned in the lower half of the image, with its roofline extending towards the top.

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COMMON INTERESTS

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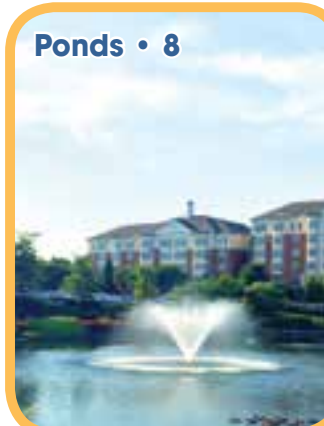
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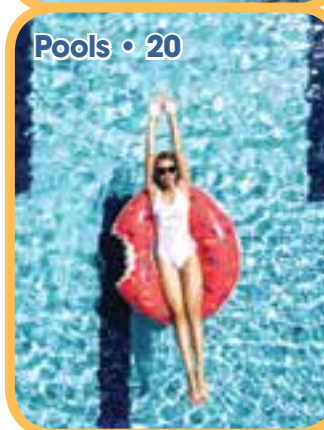
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President's Letter



DAVID GRAF
Chapter President
CAI-RMC

The Chapter just held its first "PCAM Forum" lunch, where CAI members holding the rare and prestigious "Professional Community Association Manager" designation gathered to discuss industry trends and how the Rocky Mountain Chapter can continue to improve. PCAMs represent the best and brightest in our industry locally and globally, and it was refreshing to hear their experienced perspectives about the industry and the chapter. It was

also inspiring to experience the camaraderie and collegiality of the PCAMs and it was a vivid reminder to me that the value of professional management lies mostly with the individual, in their experience, wisdom, and ability to deal with people. And none of them were shy about sharing their opinions!

On the topic of people, we just completed the Spring Showcase and received the survey results following the event. Overall, the

comments were very positive but we do have a few issues to address next year, notably seating arrangements for the lunch and the layout of the exhibitor areas. Based on results from previous years' surveys, the Spring Showcase committee and the Board believed that a more intimate and higher-quality-experience showcase, with more educational opportunities, was desired. So please understand that we take survey results extremely seriously and we are delighted to have input from the membership whenever we can get it. We have a number of exciting social and educational events coming up this year, so please stay tuned to the Chapter website! ⬆

"PCAMs represent the best and brightest in our industry locally and globally, and it was refreshing to hear their experienced perspectives about the industry and the chapter."

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Homeowner Leader Spotlight

Ken Atwell



Position(s) Held: Board President

Association: Skystone Community Association

Association Size: 519 Homes

Community Achievement: Our community is only four years old. I was the first non declarant board director elected at the 25% build out point. Since then we have established four committees, Residential Advisory, Welcome, Design Review, and Financial. We are currently looking to add two additional committees and are creating a transition task force to move to total community control.

If you'd like to be considered for our homeowner spotlight, or know someone who we should applaud, please send information to bridget@caddo-leadership.com.

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The Future is Here

A Technological Break-Through in Sustainable Lake & Pond Management

by Bo Burns,
Biologist & Market Development Manager at SOLitude Lake Management



Algae: it comes in many forms and colors. It's slimy, stinky and can ruin the beauty and function of your community lakes and ponds. It's also one of the oldest known organisms on this planet, which might explain its knack for survival, even under the toughest conditions.

Over time, HOAs and property management companies have learned to pick sides when it comes to the safe eradication of stubborn and harmful algal blooms—some in favor of natural management techniques; others in support of applying EPA-registered algaecides to ensure the job gets done. But this year, a new game changing technology will make the management of stubborn algae blooms a no-brainer with more long-lasting results that are beneficial for the environment.

Nanobubble aeration is a premium innovative technology designed to exceed the capabilities of traditional lake and pond aeration systems by providing up to 79,000x more oxygen! Put simply, nanobubbles are like traditional aeration systems on steroids. Produced by compact on-shore generators, these ultra-fine bubbles are completely invisible to the eye and about 1 million times smaller than ordinary bubbles. As a result of their tiny size, nanobubbles have no natural buoyancy and do not rise to the surface of the water and burst like you might expect. Amazingly, they remain within the water column for up to 2-3 months, providing unparalleled oxygenation to struggling lakes and stormwater ponds in your community.

The benefits of a continuously oxygenated lake or pond are enormous. First, oxygen is a key player in the battle against undesirable nutrients by facilitating the conversion of phosphorus to forms that do not sustain algae development. Excess nutrients can easily enter community lakes and ponds in the form of grass clippings, lawn fertilizers, trash, and droppings from dogs, geese and other wildlife. The presence of oxygen also helps to balance pH and other related water quality parameters that encourage the growth of fish, native organisms and beneficial phytoplankton—rather than detrimental bacteria like E. Coli, and cyanobacteria species that can be toxic to humans and wildlife and are believed to contribute to degenerative diseases like ALS, Alzheimer's and Parkinson's.

Another amazing benefit of nanobubbles? In addition to engulfing an entire aquatic ecosystem in concentrated oxygen, nanobubbles are negatively charged and, therefore, attracted to positively charged organic matter in the water column. When they connect with positively charged metals and pollutants, including dangerous cyanobacteria toxins, nanobubbles cause them to implode(!), holistically cleansing the waterbody from the inside out.

This innovative water quality solution did not just appear overnight. Nanobubbles have been used in the medical field, the oil and gas business, food preparation areas, and even the beauty industry for purification purposes. However, SOLitude Lake Management is the first environmental firm to advance this technology for large-scale freshwater management applications through continuous research and development with select manufacturers and regulatory agencies.

Through many promising tests and trials, we've learned some exciting things: Property owners who utilize nanobubbles can expect to significantly reduce and even eliminate reliance on traditional algaecides. Nanobubbles have no negative impacts on fish and wildlife when monitoring and managing dissolved oxygen levels—in fact, research suggests nanobubbles help make fish more active, leading to better fishing and recreation. Nanobubbles help strengthen the health and longevity of the entire food chain, starting from the smallest beneficial organisms in your pond and ending with your family.

Nanobubble aeration isn't just a quick fix or band-aid; it's a custom, data-driven solution rooted in years of scientific study and first-hand monitoring experience. The technology doesn't necessarily replace regular proactive management strategies, but it is truly one of the missing pieces to the puzzle of sustainable freshwater management. Used in conjunction with traditional tools like floating fountains, buffer management, mechanical hydro-raking and regular lake and pond inspections, nanobubbles can help keep your water resources healthier and prettier for much longer periods of time, while eliminating nuisance algae and dangerous cyanotoxins before they begin causing problems.

Nanobubble aeration is poised to transform the entire way we approach the management of lakes and ponds and will be an invaluable tool as urban development and undesirable nutrient loading continue to increase. We're excited to shepherd this new technology in to the freshwater management realm and look forward to further enhancing water quality in your community and throughout the world. 🏠

Bo Burns is a Market Development Manager at SOLitude Lake Management, an industry-leading environmental firm. He specializes in the research and development of new technologies using more than 30 years of industry experience along with a Master of Environmental Management degree in Resource and Wetland Ecology from Duke University. This article is the first in a series featuring new break-through technologies that will revolutionize the management of lakes, stormwater ponds, wetlands and fisheries in 2019. Learn more at www.solitudelakemanagement.com/knowledge.



**Fill in
the Blank:
My Elevator
Runs Like _____**





John O'Sullivan
VDA Elevator
Consulting

There are not a lot of positive choices to finish that sentence with, so if you didn't respond with a positive word or phrase in the blank, then you need to ask yourself a few questions.

- **Is my Elevator Service Provider doing their job properly?**
- **Has my elevator reached the end of its life expectancy and is it just worn out?**
- **Do my tenants abuse the equipment?**
- **Do I have the wrong type of elevator to meet my needs?**
- **Is my building properly elevatored?**

These are some of the major issues that are discussed with property owners and managers every day. So often, they want their elevator equipment to run dependably, but just can't seem to get the reliability they so badly need. Typically, they call their elevator contractor and place a service call, and the contractor comes out and fixes it. But, soon enough, it breaks down again. It's a vicious cycle.

So how do we stop the cycle? Let's talk about each of these scenarios separately.

Is my Elevator Service Provider doing their job properly?

Unfortunately, many companies throughout the industry perform "Call Back Maintenance" which means that they typically only perform routine maintenance when the unit breaks down and they must go there to repair it. The issue is, often they come in and return the elevator to service, and then quickly leave, never having actually fixed the problem or performed

routine maintenance. Hence, the vicious cycle. A building manager needs to read their maintenance agreement and understand what the elevator contractor's responsibilities are. If the maintenance agreement reads "regularly and systematically" as a definition for the frequency of maintenance, then that's a big part of the problem. Your maintenance agreement is not written in your favor. It needs to have a clear and well-defined scope with performance requirements specific to your building. Too often owners and managers sign maintenance agreements that are written by the elevator contractor. These typically include automatic renewal clauses that lock you in for extended contract durations. Building management should only sign a maintenance agreement that is written in their favor, so that it protects the building owner's investment and protects management's best interests. The building management company should also meet with the elevator maintenance contractor quarterly if possible, but at least twice a year, to discuss reoccurring issues and develop strategies to help improve elevator performance. Annual "Quality Control Evaluations" by an independent elevator consultant can help keep your finger on the pulse and help prevent ever getting caught in this vicious cycle to begin with.

Has my elevator reached the end of its useful life expectancy and is just worn out?

When an elevator starts reaching the end of its life expectancy, which is typically 20-25 years, then it is time to start planning for an Elevator Modernization. There are many factors that can contribute to the decision-making process, particularly in a commercial or residential building. Poor maintenance practices and a general dissatisfaction with elevator service are important, but not necessarily the primary reasons to modernize. Just like any other piece of machinery, it will reach a point where modernization must occur. It's up to you to make sure that you have done your



“Modernization Due Diligence” to confirm that you have reached that point. Obsolesce is a buzzword often thrown around in the industry. Remember, just because your Elevator Contractor says a component is obsolete, doesn’t necessarily make it true. In fact, it is seldom true and there are often other ways to repair and improve the equipment’s performance and maximize its life cycle until you can afford to modernize the elevator properly. There are usually several costly building related items that will need to be performed as well when a modernization takes place, so make sure to have all these items identified and budgeted for. This is an expensive undertaking and the process can be a very frustrating and confusing. Make sure to have someone experienced in your corner that will guide you through the process and help protect your interests and help to ensure that the project runs smoothly, as well as provides you with the best possible equipment for the next 20-25 years.

Do I have the wrong type of elevator to meet my needs?

Many times, owners try to take “Passenger Elevators” and make them perform like “Service Elevators” or “Freight Elevators.” Typically, passenger elevators are not designed to handle this type of abuse and will quickly become damaged and dilapidated. Modifications can be made to beef up a “Passenger Car” and convert it into a “Service Car,” improving its overall durability. A “Freight Elevator” is a completely different animal due to its vertical bi-parting doors and extra heavy-duty cab interior. This freight car transformation can be very costly and often isn’t necessary.

Is my building under elevatored?

Many buildings have been transformed since they were originally designed. Their tenant populations have dramatically increased and yet the quantity of elevators available to handle the increased traffic flow has remained the same. Some improvement can be obtained through modernization. The only way to tell for sure how much improvement can be obtained is by conducting a “Building Traffic Analysis” where the population and building layout are all taken into consideration and studied to determine what improvements are actually achievable. Advances in Destination Dispatching and increased elevator speed can add up to a significant improvement. A few seconds saved here and there at each stop can result in a dramatic improvement.

At the end of the day, it’s your responsibility to take control of your elevator situation. It will be through your diligence and proactive involvement that will allow you to someday honestly fill in the blank with: My elevator runs like a “A Champion”, “A Fine-Tuned Machine” or “A Swiss Watch”. ⬆

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“...they call their elevator contractor and place a service call, and the contractor comes out and fixes it. But, soon enough, it breaks down again. It’s a vicious cycle.”

Do my tenants abuse the equipment?

On occasion, no matter how well an elevator is maintained, or how new the equipment is, the elevator continues to shut down due to user abuse or “vandalism.” While this is extremely frustrating, it can be very difficult to control, and costly to repair. In certain situations, vandal resistant buttons and vandal resistant cab interiors can be installed to help minimize the damage. Cameras can also be installed to monitor the situation, but they do create added liability if you don’t monitor them properly. Adding card readers and key switches are often the best solution and keep the vandals out of your elevators.



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Tips on Getting Your Irrigation System Started for Spring




Justin Bayer
Caretaker
Landscape & Tree
Management

When to start up your irrigation system is often a point of contention between landscape contractors, community managers, and HOA boards. The temperamental weather in Colorado can make knowing when to fire up the system a bit confusing; March can be dry for weeks, leading residents to want to get the system up and watering, when out of nowhere a large storm can come through and freeze all of the lines, potentially causing damage to the system.

In order to avoid wasting water and money, we suggest aiming to turn on your irrigation system between April 15th and May 1st. The weather has been colder and wetter this year, especially when compared to the last few years, and March and April have the tendency to be wetter months. This means you can save on your water bill by holding out for a bit longer before starting up your system.

As you gear up your irrigation system and start to fine tune it for spring and summer, make sure to inspect your system thoroughly. You will want to make sure all of your pop-up spray heads and rotors are working optimally (covering the right

area and not clogged) and that your drip emitters are working properly on your trees and shrubs. Emitters and spray heads have a tendency to get clogged up during the winter, and if left unresolved, can lead to major problems down the road. Along with doing a thorough check during the start-up process, your landscape contractor should be checking your irrigation system on a consistent basis during the course of the season to catch any potential problems early. The sooner you notice an irregularity, the quicker you can get it resolved through your landscape maintenance team.

April is the perfect time to get your irrigation needs addressed, and backflows are the heart that drives the system and keeps it up and running. Unfortunately, backflows are a common target for thieves, and many communities find out when their contractors are ready to fire up the irrigation system that their backflow has gone missing. Placing your backflow on a concrete slab with a locked cage is the best way to deter thieves from stealing these integral pieces. If your backflows are currently not locked in a cage, consider getting a bid from your landscape contractor to address this. It's a one-time charge that can help save you the money of replacing your backflows year after year. 

Caretaker Landscape and Tree Management is a privately owned and operated company with locations in both Colorado and Arizona. Caretaker has been in business for over 30 years, and have built their reputation on customer service, exemplary communication, and through utilization of cutting-edge technology.



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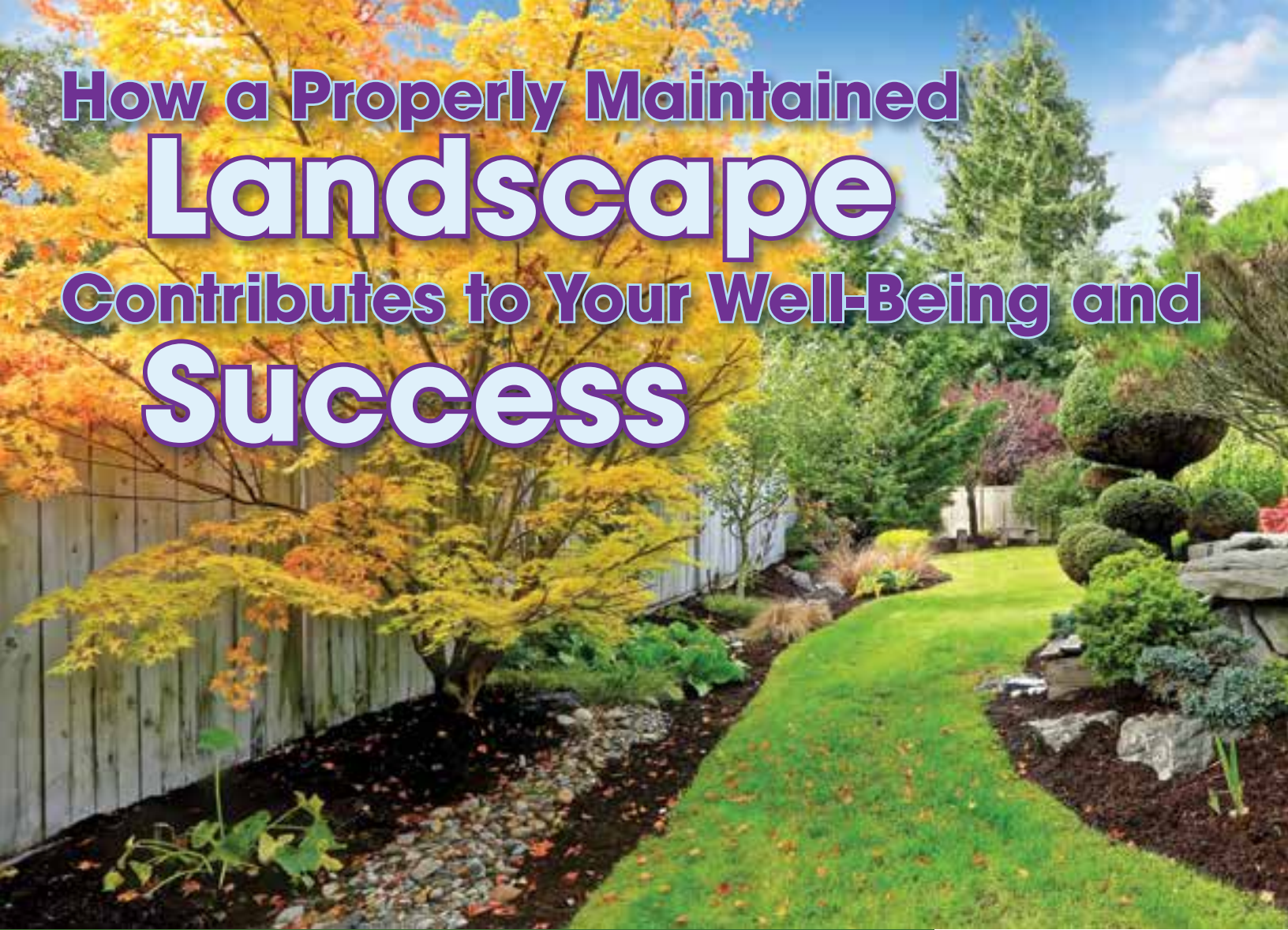
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How a Properly Maintained Landscape Contributes to Your Well-Being and Success



Shad Parrish
BrightView
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A beautiful landscape has many physical, social, and financial benefits. Greater health and enhanced moods result from a landscape that invites you outside to exercise with your family, or to entertain guests. A well maintained landscape also helps the environment. In addition to converting carbon dioxide to oxygen, a well established landscape helps control erosion and flooding, and combats climate change. And with a significant initial investment that many homeowners associations have put into their communities, proper maintenance is the means of protecting and “growing” that investment.

Unfortunately, many older landscapes suffer from deferred maintenance; the lack of appropriate services to adequately care for the various features that make up one’s landscape, either due to cost savings / budget goals, or from placing priority on other items. Studies have shown that for every \$1 in deferred

maintenance activities, it costs \$4 in capital spending to offset the effects of the deferred maintenance.

When securing a more complete landscape contractor, you will likely find that a truly competent provider’s contract price is generally higher than their competitors because they will be able to keep the ancillary costs (water usage, plant / tree replacement) lower. By taking a “big-picture” view of your landscape costs, and looking beyond only the contract price, you can save significantly on future expenses.

Just as there are various components of your landscape, there are various activities involved with proper landscape maintenance. The most visible and often most thought about is the maintenance of the bluegrass turf throughout your community. Healthy, manicured turf is a function of proper watering, fertilizing, aerating, mowing, and weed control. While many people think of golf courses as the model of beautiful grass, maintaining bluegrass requires many of the opposite methods. Mowing at taller heights (generally in the neighborhood of 3” +/-) vs. mowing it “putting-green short” promotes healthier bluegrass turf. Fertilizing using a quality product that matches well with the needs of the soil (which can be determined through a soil test) helps the turf by supplying nutrients that are otherwise lacking in the soil. While



A better approach would be to educate homeowners and wait until later into the spring to regularly water the turf. Setting programs for short durations, often only for a day or 2 per week, forces the turf to develop deeper root systems, thus strengthening the turf, protecting it from insects and disease, allowing the turf to fill in more and choke out weeds, and require less drastic increases as the season progresses. Additionally, there are countless new technologies that make watering more efficient, alert you when problems occur, and allow you to better budget for, monitor, and adhere to various water allowances.

An attractive landscape also means keeping weeds in bed areas under control (and out of sight, out of mind). A coordinated program of pre-emergent (which prevent weed seeds from germinating and spreading) applied in the spring along with hand pulling and post-emergent (eradicate existing weeds) throughout the year will ensure your shrub and perennial plantings are the focal points, not the weeds. The mulch (especially wood mulch) in these beds should also be regularly supplemented to promote appearance as well as to help promote healthier plants by assisting in moisture retention.

Agronomically correct trimming / pruning of shrubs (in a manner most healthy to the plant) is among the most important aspects of caring for these landscape assets. The more is less approach is typically the rule here. Unfortunately, many think that shrubs should continually be trimmed, which actually has a detrimental effect on many plants. Certain plants are conducive to continual pruning, but most of the plant material here in Colorado should not be touched more than twice per year (some only once), with the time of year and weather factors being very important.

Trees represent the single most expensive landscape asset in many mature landscapes, and therefore should be maintained accordingly. Proper fertilizing (typically deep root), watering, and targeted insect control are the primary components of proper tree care, and having a qualified landscape professional with the ability and expertise to care for your trees properly is of paramount importance.

As with any living thing, your landscape needs continual care and attention. You may take vitamins, or others may need surgery to help them, and similarly, your landscape can't be expected to thrive on its own, especially as our natural environment changes. Enhancements need to be made in order to attain the benefits presented at the beginning of this article. Such improvements may include replacing dead / dying plants, converting high water use turf areas to more sustainable alternatives, installing more colorful plants and flowers to improve an area's appearance, or taking advantage of new irrigation technologies to maximize watering efficiency. Doing nothing results in the poor health and appearance of your landscape, and soon those benefits diminish, and landscape assets devalue. And while all of these things come at additional costs, those costs represent the investments needed to protect your assets, as well as your physical, mental, and emotional health. ⬆

As a Business Developer for BrightView Landscape Services for over 10 years, Shad truly aims to position himself as a resource for Association and Property Managers across multiple industries, offering education and perspective on all things pertaining to landscape maintenance and snow removal. BrightView is the national leader in Landscape Maintenance, Design, and Construction and is proud to have built or maintained many of our country's more notable projects and communities.

not a full replacement for fertilizers, adding organic matter into the soil is also a significant means of promoting turf health.

In regard to weed control, the best answer is not to simply spray an overabundance of chemicals on the grass. Healthy grass is the best way to curtail weeds, meaning ensuring other aspects of turf maintenance are being done properly. Targeted applications of pre-emergent (based on conducive weather conditions in the spring) and post-emergents, while beneficial, are meant to help control weeds, not serve as your only defense.

And of course, proper irrigation will help your turf and the rest of your landscape thrive.

Many homeowners (and unfortunately some contractors) think dumping more water on the landscape will make it healthy. Overwatering essentially drowns the turf, as the spaces that otherwise would hold oxygen are filled with water. The result is shallow root systems for the turf, which often begin with overwatering in the spring. Shallow roots lead to stressed turf. The results are: greater susceptibility to insect and disease, greater weed growth (which needs more financially and environmentally costly chemical applications), and the need for more fertilizer than is otherwise adequate (since the fertilizer is essentially being washed out) to keep the grass green.



Plumbing Tips for Homeowners

By Quality First Plumbing & Heating

1

You can do a few things to avoid a mess this spring. If you live in a home built in the 70's or earlier, you may want to consider having the main sewer line for your home cleaned. These homes tend to have metallic or clay sewer pipes which allow tree roots to grow inside them. These roots don't necessarily mean the pipe is broken, although they find their way through the joints in the pipe and catch things, potentially causing a back up. Avoid the mess and the possible damage by having the line cleaned when it is convenient for you, instead dealing with a surprise back-up at the worst time.

2

Things to remember for spring to have a "happy" plumbing system: Did you forget to remove your garden hose before the cold set in? Even "frost free" hoses can freeze if a hose is attached during freezing temperatures. Leaving the hose on the faucet keeps the faucet from draining. The remaining water will freeze and could damage the faucet. Before running water to wash your car or do some spring cleaning, locate the area in your home where the hose connection leaves the building. Connect the hose and turn the water on slowly. Check the area where the hose leaves the home and make sure you don't see water coming in. If the hose faucet did break and you see water, turn off the hose immediately and call your plumber. Clean up any water that may have entered as soon as possible!

3

Change your furnace filter! Start up your air conditioner on the first day the temperature reaches 70 degrees. A digital thermometer at one of the vents should reach the low 60's. Having your system inspected and serviced is a great idea to ensure your system is operating efficiently and safely! This is also a great time to change the batteries in your smoke detectors and carbon monoxide detectors! ⬆



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Brian Cadwallader
The Pool
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Like many investments, your swimming pool is one that requires regular maintenance. All too often, details that may seem small to the untrained eye can have serious consequences if left unaddressed. Regular maintenance of pool and equipment, along with properly balanced water chemistry, can go long way to keep your pool looking beautiful and operating smoothly.

Structural Maintenance

We often see items that are neglected on pools, such as a properly maintained caulking joint between the coping and deck. This sealant has a very important job in protecting the structural integrity of the pool shell and corresponding components. Water penetration into this joint saturates the soils around the shell and can cause heaving of the pool, as well as the neighboring deck slabs.

The water that enters the caulking joint can also damage the components of the pool itself. As moisture makes its way under the coping and behind the tile line, it quickly begins to undermine the adhesion and stability of the materials. This leads to tiles falling off, leaving your pool looking unsightly. In addition, loosening coping stones can be a hazard and major liability! If left unaddressed for a significant period, the bond beam, or top of the pool wall, will begin to deteriorate, leading to structural cracking in the shell itself. The concerns of water penetration to a pool shell are compounded in freeze/thaw climates. As water freezes, it expands greatly, which can cause severe damage over the winter months.

Even if the caulking is very well maintained, it is still important to conduct regular inspections of the rest of the pool shell to look for any signs of deterioration. Remember, your pool is meant to be a water tight vessel. Cracks lead to water penetration, which leads to the undermining of your pool structure as a whole. Keep your pool sealed so you can keep swimming!

Maintaining Water Chemistry

The manner in which a pool is maintained is a major determining factor on how much potential cost will be incurred to keep the amenity operational. A facility with consistently balanced water chemistry and properly maintained equipment will save significant annual costs by not needing to replace or repair items prematurely. On the other hand, pools with erratic water chemistry issues and neglected equipment will incur substantial costs and find themselves constantly chasing one repair after another!

A crystal-clear pool on a hot sunny day sure can be inviting! However, sometimes this comes at a price. With the sincere intention of keeping a pool looking good, pools are very commonly over chlorinated. This can start a chain reaction that can cause damage to every component of your pool!

High chlorine levels will drive PH and alkalinity levels down. What does this mean for you? It means aggressive water that will wreak havoc on your pool and equipment. Water in this aggressive state will attack anything made of metal. This includes

parts in your pumps and heaters among other things. The heat exchanger, a very expensive heater part, is particularly sensitive to this corrosive water and in severe cases, can be ruined in a matter of weeks.

When corrosive water breaks down metal components in the system, the dissolved particulates permeate the water and stain the pool surfaces making for an unappealing look. Metal components are not the only material to take a toll from unbalanced water. Cementous materials, vinyl liners, and fiberglass finishes are all affected by aggressive water. Cement breaks down and dissolves, vinyl liners wrinkle and fade, and epoxy paints applied to fiberglass wear away.

Pools are a big investment, but with diligent care you can protect your investment and keep more of your dollars in your pocket! The hard work that it takes to have a well-maintained pool will pay off, ultimately saving money in the long run. The same cannot be said for the pool that did not receive the same diligent care. As with most things in life, you get back what you put in! ⬆

Brian Cadwallader, President of The Pool Connection Inc., has been proudly serving the Denver Metro area for over 28 years! From minor repairs to new construction, and everything in between, we have all the tools to get the job done! Don't let your investment go by the wayside!

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Editorial Correction

We regret that the February 2019 *Common Interests* magazine contained an author error in the following article:

What the Hail? : Legal Trends in Colorado Insurance Law (Feb 2019)



Correction: The author of the article is **Lisa Greenberg, Senior Associate at the law firm, Gravely Pearson Wollenweber Freedman.**

We apologize to Lisa for the error and thank her for her valuable contribution to the last edition.



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Editorial Calendar

Issue	Topic	Article Due Date	Ad Due Date
June	Insurance / Ethics	04/15/2019	05/01/2019
August	Finance	06/15/2019	07/01/2019
October	Tech / Modernization	08/15/2019	09/01/2019
December	Planning Ahead / Goals / Community Vision	10/15/2019	11/01/2019

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The New Wave in Technology: Sonic Wave Testing in Fire Suppression Systems



Joshua Johnson
Meridian Fire &
Security

One of the largest maintenance issues that associations can face is corrosion of their current fire sprinkler system. Microbiologically Induced Corrosion (MIC) is only one of several types of corrosion found in wet and dry sprinkler systems. MIC can involve different types of bacteria that colonize on the internal surfaces of sprinkler systems and cause highly localized corrosion, resulting in the common “pinhole” leak. To mitigate the risks associated with potential leakage or even flooding of corroded systems, the need to conduct periodic

internal assessments of water-based fire protection system piping is imperative and mandated to comply with the National Fire Protection Association (NFPA) standards.

The traditional method of conducting an internal inspection of a sprinkler pipe involves draining the system, opening the piping and associated fittings, and physically looking inside, in order to take pictures and samples of any organic growth. This can be time consuming, costly, and potentially disruptive to owners/tenants due to the labor involved and the smells inhaled from the opened pipe. For larger facilities or buildings with multiple systems, this can ultimately equate to days or even weeks where the system will be down. However, there are alternatives available that are less invasive for conducting these assessments such as ultrasound or ultrasonic technology.

Ultrasonic/ultrasound technology is available as an alternative and is a less-disruptive testing protocol. The sprinkler industry has used two forms of this technology for years with good results. One method is Pulse Echo ultrasonic technology. This measures the remaining wall thickness by bouncing a straight beam signal through the pipe, and off the back wall. The accuracy of this measurement is down to 1/1000th of an inch. The other ultrasonic option is Guided Wrap Wave, which sends a wave signal around the circumference of the pipe, creating a signature. This is then compared against the signature of a pipe in perfect condition. Discrepancies between the two measurements (signature of pipe in perfect condition and Guided Wrap Wave signature) can indicate a number of issues, such as corrosion, ice plugs and other changes.

Utilizing these methods of testing also allows the inspection team the ability to test numerous parts of the pipe in numerous locations on each riser without having to shut down the system at all. It is very thorough and effective in identifying if there are any problem spots internally and can rectify and evaluate the results instantaneously. If there is a problem spot detected, the inspection team alerts property manager/maintenance personnel of the findings, and then will attempt to schedule a time to open up the pipe and go through a more hands on investigation as detailed in Chapter 14 of NFPA 25. An inspection team, upon approval from management, will take numerous pictures at this point and investigate with a telescopic flashlight. The team will clear any obstructions from the branch line or other areas and continue with further testing.

Ultimately, if real corrosion has occurred, there is no substitute for manually opening and replacing the pipe. The problem is in identifying where to do that, and ultrasonic testing is an efficient and cost-effective way to identify the spots that are prone to problems. It is one of the reasons many companies are seeking out and researching this new technology in order to provide the best overall value to their customers. Associations that are sensitive to disturbances for their owners or who have a substantial potential for water damage, such as high-rise associations, would benefit from this technology.

One of the primary goals of a successful management team is to provide effective life safety. As part of this effort, these teams utilize building and fire codes to establish a threshold of acceptable compliance to protect their occupants. These codes are continuously being changed and updated to reflect new technologies and trends (such as sonic testing), as well as lessons learned from historical events. This burden on management teams poses a distinct challenge of not only being aware of the adoption of new codes, but also understanding how the changes in these codes directly effects and impacts both current and future occupants. In order to combat these adversities, it is important to be familiar with individual buildings and the codes that apply to them, periodically check NFPA websites for periodic updates, and being involved with local authorities having jurisdiction. ↑

Joshua Johnson has worked at Meridian Fire and Security for 15 years and holds a NICET 3 Certification in Fire Alarm Systems and holds inspectors' licenses in both Colorado and Nebraska. Meridian Fire & Security specializes in the design, engineering, development, supply, installation and service of integrated fire and life safety systems.



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Antonio Rojas
Duke Property
Inspections

Spring is fast approaching! With winter days behind us, spring storms are heading our way. This is the time for us to be proactive in our preventative measures against the negative effects of storm water. For true moisture protection, it is necessary to start at the top and work downward. Your first line of defense is located at the roof of a structure. The roof is designed to shed water to the gutters and downspouts. Sidings and gutters shed water away from the structure

and foundation of the property. Grading and drainage directs that water away from the structure and toward storm drains and water retentions. Each piece of this structure is affected by the former component. When one part is compromised, it can affect everything that comes after. Our goal is to inform professionals on items to look for this spring in order to help reduce major damages due to storm water.

Roof Maintenance

Spring storms can be unpredictable. We often see snow, freezing rain, and a mixture of the two. During a storm is the perfect time to see how the downspouts and roof slopes are performing. Observe the drainage patterns of entire building structures. Downspouts,



Protection

surface gutters, and drains should be directing water away from the foundation of the structure. After a storm is the perfect time to check the roof. Look for damaged or missing shingles and signs of rusting, cracking, or leaking. Having a contractor actively monitoring and repairing these components, as needed, can save from developing major issues.

Siding Functions

Siding is the exterior wall covering of the home that acts as a “skin” for the house exterior. This protects against the elements, particularly to shed precipitation down and away from the foundation. Siding includes wall surfaces, eaves, soffits, fascia, windows, doors, trim, flashing, sealants, and caulking. If there

are any part of these components that fail, this may lead to greater structural damage. All of these items should be inspected by a contractor annually to ensure that are operating as intended.

Landscape Grading and Drainage

Well-maintained landscaping and other improvements are important for the enjoyment of a healthy and durable property. One of the most important parts of landscape is maintaining the proper grading and drainage. If the drainage is poor or non-existent, your entire property can potentially suffer. Excess water in your landscape can lead to damage in trees, roots, and soil erosion. If water is directed toward the foundation of structures, it can eventually lead to major structural damage as well. Once water or structural damage occurs, the cost of remediation can be very expensive. If your property does not have enough grading, water can pool or flood. If your property has too much grading, water will drain away too quickly, and plants will have difficulty surviving. Spring is a busy time for landscape contractors as they prepare for the grow season. I recommend scheduling a walk through with your landscaping contractor to effectively determine the grading and drainage of your property.

Concrete Flatwork

With Denver’s soils constantly expanding and contracting as a result of ever-changing temperatures and moisture, it is common for concrete flatwork to settle, sink, and fail in response to soil movement and compaction. Settling creates uneven surfaces that can often result in dangerous trip hazards. Now is a good time to perform those community walks to determine which sidewalks, walkways, and driveways need repair or replacement. There are many factors as to why the pads are settling that can be directly related to storm water mitigation, such as gutter downspouts that are leading directly to concrete pads, and landscape negative grading that leads to areas of a concrete structure instead of water retention areas or storm drains. Having these walk-throughs and assessments of the properties can lead to preventive repairs on other components of the community and can add longevity to the concrete flat work as well. Concrete cracks should also be noted on these site walks. Many believe that concrete cracks are a non- issue, but this is the first sign of action needed. Cracks can give us a “tell” that there is an underlying problem. Once we have identified the problem, we can then remedy a solution for the area. Work with your concrete contractor this spring to ensure your community’s safe from trip hazards.

Spring is a busy time of year. We are starting to see a change in weather and getting ready to ditch our winter coats. Now is the time to be proactive! In order to have sustainable properties that will last for many years, we must start maintaining our environment. By taking the additional time to walk the properties, work with your local contractors, and implement these preventative measures, you can provide storm water protection for your assets. ⬆

Antonio Rojas is Owner and Lead Inspector of Duke Property Inspections. He carries 10+ years of experience in Building Construction and Landscape Management. Please visit dukepropertyinspections.com for more information.



A Tree Inventory for Your Community

**The Benefits of Seeing
the Forest and the Trees**

Do you manage a community association with numerous and/or aging trees? Chances are, you've had to contend with unexpected tree care costs, and perhaps damage to structures or other property resulting from failed tree limbs. You want to head off future problems and preserve the beauty of your community's treescape; But where to begin?

Start with a tree inventory

A professional tree inventory and management plan is the most efficient and cost-effective way to care for your trees and keep your community attractive and safe. It can help your association avoid expensive emergency tree services, reduce risk to people and property, and build a data-based care plan tailored to your priorities and budget.

A professional tree inventory is a detailed report prepared by a certified arborist that lists and describes all the trees and their locations within the specified areas on your property. The assessment of an individual tree consists of a 360-degree, ground-based visual inspection of the tree's crown, trunk, and above-ground roots. The inventory captures a range of useful data for each tree, including its location, species, age, condition, defects, recommended action, and a priority rating for each recommendation—e.g., “high,” “medium,” or “low” priority of action, or “no action needed at this time.”

In community associations, all common areas, open space, and recreational areas are typically included in the tree inventory, while residential parcels are not. The inventories are usually performed in “improved areas” marked by grass and mulch. However, if the property includes unimproved areas such as natural areas and woods, the arborist would perform a limited visual assessment of those areas to identify tree conditions which could impact persons or property in the maintained areas. If significant defects are found, those trees are added to the inventory.

Due to advancements in technology, tree inventory and management plans are now remarkably functional and accessible. In addition to a written report of the data and recommendations in the tree inventory, the information is also provided on a cloud-based application that can be easily accessed by the property manager, the homeowner's board, and the tree-care professionals hired to do the work.

The many benefits of a tree inventory

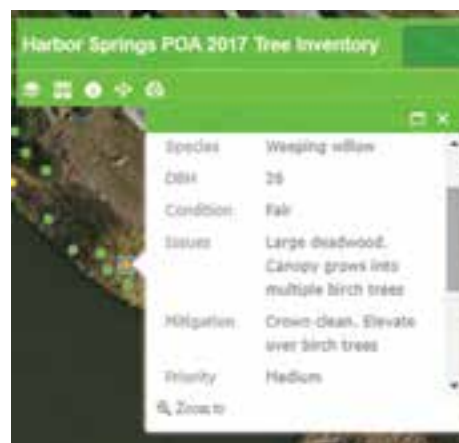
The scope of a tree inventory should be tailored to your community's specific concerns and goals. The focus can be strictly on risk assessment—identifying dead or failing trees that pose a potential risk to people and property—or can more broadly address the health conditions, suggested interventions, and recommended maintenance of the community's tree canopy. Here are some of the advantages of having an inventory done in your community:

- **Safety.** An expertly-prepared tree inventory will warn you of the potential for tree failure due to pests or disease.
- **Data-based decision-making.** A tree inventory helps your association make clear-eyed spending decisions based on the specific conditions of your trees—i.e., which dead or decayed trees should be removed immediately, which trees with disease or pest problems can be treated to save or extend their life, which healthy trees can be treated to prevent problems.
- **Budgeting.** The risk ratings and other useful data points on the inventory help the association and its tree care professional establish a scope and timetable for the tree work based on the priority ratings of the recommendations, the estimated costs, and the association's budget.
- **Completing the work.** The detailed inventory report—in its print and web-accessed (mobile-friendly) formats—becomes a concrete working plan for the property manager and Board to use in conjunction with our tree-care professionals to complete the work.
- **Guidance on new plantings.** Because the inventory report provides a breakdown by tree species—and highlights any over-represented species—it serves as a guide for new plantings to ensure species diversity that will protect your landscape from devastation from a single pest or disease.

Take the first step

Arrange to meet with a certified arborist to discuss your goals for a tree inventory. Once you have a tree inventory in hand, you can work with your tree care professional to devise a comprehensive, reasonable, and multi-phased management plan that will help you keep your community's landscape in the best possible shape for current and future homeowners. ⬆

Jason Kleinsmith is an ISA Certified Arborist with SavATree, providing tree care and plant health care services to professionally managed communities throughout the Front Range of Colorado.





Siding Maintenance



Mike Colton
Asset Preservation
Group, LLC

A building's siding is exposed to Mother Nature all day, every day, for years and years. Water, sunshine, wind, ice, time, fire, and pests can all play a part in determining just how long that siding and ultimately your building may last. Choosing products that are engineered to stand up to the elements, as well as performing routine maintenance are the key factors in a long and effective life for your building.

The goal is that in 10 years you will say to yourself, "I made the right decisions. I got the right products. I followed the right maintenance program."

Being ready at all times is instrumental to the success of long-lasting siding. Bad weather and other events can strike at any time. But it's not only extremes that break down siding—the change of seasons does a number on materials such as vinyl (which may crack in the cold or blow off in high winds) or wood

products (which expand and contract with changes in moisture and humidity). Studies have also shown the long-term effects that different climates have on siding, which is why the IECC Climate Zone Map was created to help you choose the right products for your region. Zone 5 products, for instance, are made to resist wet, freezing conditions, while Zone 1 and 2 products protect structures from heat, humidity, blistering sun and more.

The Things We Value Most Should Last the Longest and Therefore Be Protected At All Times

Water can damage your building like nothing else can. It may be gradual or sudden, but it is relentless and can cause extensive structural damage, swelling, cracking, delamination, mold/mildew, and color separation. This is where the right products and maintenance programs are most critical. Regardless of the product you choose based on your climate, proper installation per manufacture recommendations is a must and when possible, having participation of a manufacture's field representative during installation is ideal for not only ensuring that the product is

installed correctly, but also to ensure a full manufacturer's product warranty. Proper flashing installation, sealing all joints that should be sealed, and leaving all recommended joints/seams open for ventilation and moisture transfer is the key to a successful siding installation.

Once the product is installed, annual inspections and routine preventative maintenance is highly recommended. Inspections should consist of checking all seals for proper adhesion and cracking and all joints for proper fit and gapping. Inspections should also identify any loose or missing product. If your siding product is painted, it is also important to ensure that the condition of the paint is sound and full coverage is still in place. If areas are peeling or damaged, immediate touch up should be performed. Depending on the product type, periodic re-painting may be required to ensure proper protection of the siding. This period can range from 6-10 years based on the quality of paint products used and the quality of installation performed. Numerous products, such as pre-colored cementitious siding, vinyl siding, and veneers are engineered to last much longer before surface conditions become an issue and need to be addressed.

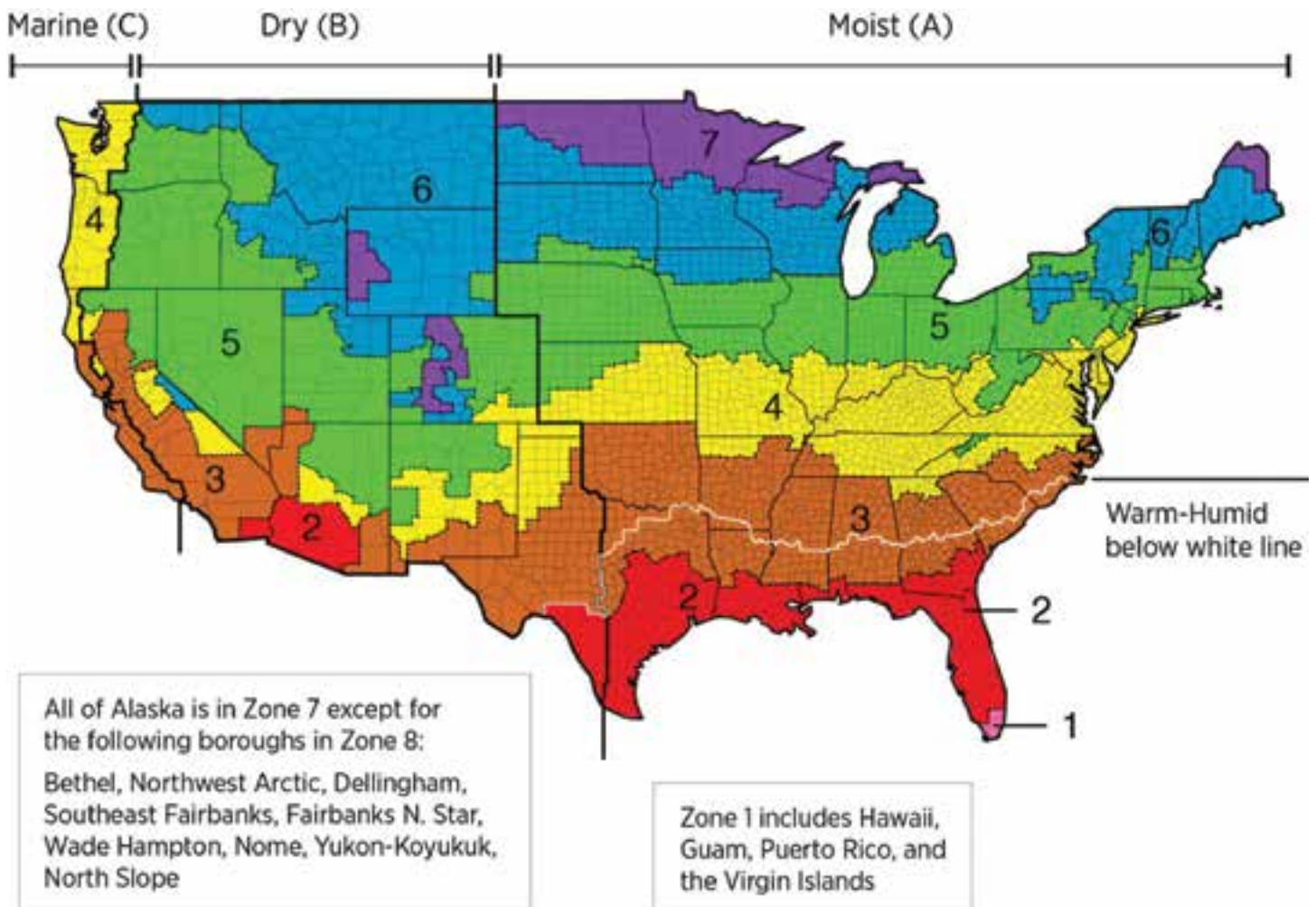
The Test Of Time

One thing's for sure: As the years go on, we all show signs of aging. Choosing the right products created to stand up to the demands of your specific climate and performing routine inspections and maintenance will ensure they will look great for years to come, saving you both time and money. ⬆

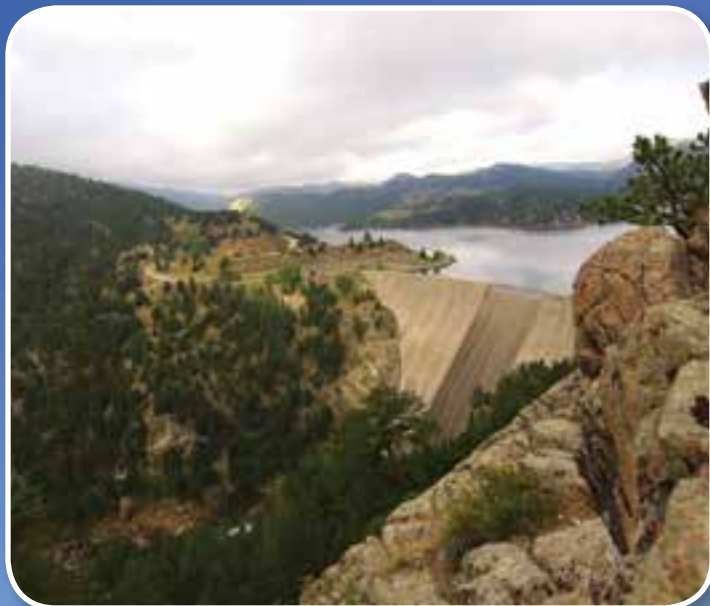
Mr. Colton is a graduate of Colorado State University and founder of Asset Preservation Group (APG), a full-service General Contractor based in the Denver, CO and serving the Mid-West. APG has the distinction of being a James Hardie Multi Family Preferred siding installer as well as a multi-product roofing specialist.

"The goal is that in 10 years you will say to yourself, 'I made the right decisions. I got the right products. I followed the right maintenance program.' "

IECC Climate Zone Map



Denver Water Learns From the Past to Secure Water for the Future



Gross Reservoir Expansion a model of collaboration and environmental stewardship

by Denver Water for the Community Associations Institute—Rocky Mountain Chapter



Those who follow water issues in Colorado have no doubt heard the words, “whiskey is for drinking; water is for fighting.” These fairly describe the political and legal skirmishes over water that historically plagued our state.

Today, they are being replaced by different words: environmental stewardship, collaboration, partnership and patience. They also describe concepts that Denver Water believes it has faithfully championed to see a critical expansion of its water system through completion.

Denver Water’s Gross Reservoir Expansion Project will nearly triple the capacity of a reservoir that plays a vital role in its ability to reliably provide water to 1.4 million people in Denver and many of its suburbs. Provided the remaining federal approvals come soon, the project is slated to be complete in 2025 at a cost of \$464 million.

As a public agency, Denver Water is entirely funded through rates, new tap fees and the sale of hydropower. No tax dollars will be used to complete this project. The City of Arvada is a partner in and will contribute a portion of the funding in exchange for additional water from Denver Water.

Along the way, this project will also create what the Colorado Department of Public Health and Environment described as a net environmental benefit to state water quality by generating a wide range of environmental improvements to streams, river flows and aquatic habitats.

A Project Born of Hard Lessons

It’s an approach born of hard lessons learned. In the early 1970s, Denver Water proposed building a dam called Two Forks at the confluence of the north and south forks of the South Platte River, southwest of Denver.

At the time, Denver Water and other water utilities in Colorado and the western United States were accustomed to pursuing large storage projects to meet the water demands of growing populations. In many cases, utilities focused primarily on getting the project done without much consideration of the project’s impact on others.

Then, in November 1990, the Environmental Protection Agency vetoed the Two Forks Dam. At Denver Water, the decision forced the organization to re-examine its approach to all projects.

“We knew we were going to have to do business differently,” said Denver Water CEO/Manager Jim Lochhead. “Collaboration and environmental stewardship would now move to the forefront of every project we pursue.”

Environmental groups and project opponents at the time of the Two Forks controversy advocated for more conservation, water reuse and raising an existing dam — Gross Dam in Boulder County — rather than building a new one.

Denver Water embraced those suggestions and now has an industry-leading water efficiency program, a recycled water plant and, as is the case with raising Gross Dam, responsibly sources new supply.

Improving Balance, Resiliency

Expanding the reservoir is critical to safeguarding the reliability of Denver Water’s collection and storage system. Gross Reservoir is located on the north end of the utility’s network. Because the north end provides just 10 percent of Denver Water’s storage, expanding Gross Reservoir will bring greater balance and help ensure enough supplies should wildfire or other natural disasters disrupt or disable parts of the southern system.

And that’s not just a theoretical concern. Major forest fires in 1996 and 2002 wreaked havoc on the southern end of Denver Water’s storage system, clogging reservoirs with debris and making clear that the north end, with its far more limited storage capacity, can’t bear the burden alone in future disasters. Enlarging capacity on the north end will help ensure dependable water supplies for the utility’s customers.

The expansion project calls for raising Gross Dam by 131 feet, which will nearly triple its storage capacity and make it Denver Water’s largest reservoir on the east side of the Continental Divide. The additional storage capacity not only offsets the imbalance in the storage system, but will help prevent future shortfalls during droughts, a growing concern in semi-arid Denver and across Colorado.

Collaboration, Not Competition

As part of its commitment to developing projects in a collaborative way, Denver Water will fund and/or participate in dozens of environmental projects across multiple watersheds at a cost of more than \$20 million.

In effect, the utility is answering the question framed by Colorado Gov. John Hickenlooper in demonstrating higher commitments for new water projects: “When we enter into doing large projects, how do we do that so that the overall system is going to be better off?”


Examples of this is shown — in part — by successful stream restoration projects in Grand County that are enabled by group of stakeholders called Learning By Doing. LBD includes representatives from Denver Water, the county, Colorado Trout Unlimited and other local water users who chose cooperation and collaboration over conflict.

Environmental benefits are not limited to the western side of the Continental Divide. Denver Water, in partnership with the cities of Boulder and Lafayette, will include space for a 5,000-acre-foot environmental pool in the enlarged reservoir. This provides those partners with an opportunity to use their water to help manage and improve stream health in South Boulder Creek, below Gross Dam.

“Right now, South Boulder Creek below Eldorado Springs is often dried up completely during the winter,” said David Nickum, executive director of Colorado Trout Unlimited. “By working with Denver Water, Boulder and Lafayette can deliver water through that river down to their points of diversion. That’s another place where we can see a river that has been dried up actually restored with flows.”

Seeing it Through, the Right Way

If the current schedule holds, the Gross Reservoir expansion will hit the finish line more than 35 years after the demise of Two Forks. In all, decades of patience, collaboration and earnestly addressing the environmental impacts of a large project have been key.

“Bottom line, the environmental commitments are significant points of pride for us,” said Lochhead. “They — along with the relationships we’ve built during the 15 years of this project’s development — are part of Denver Water’s promise to be a responsible community partner and to do the right thing. We’re proud that this project will help us achieve our goals of providing a secure water supply for our customers while providing net environmental benefit to state water quality.” 



Welcome New Members

Issac Aldous—Colorado Association Services—Ft. Collins

Rowan Allen—Allen Associates Inc.

Maria E Anderson, CMCA—Crystal Lakes Road and Recreation Association

Michael Anderson—Stonebridge Builders, LLC

Paul Wesley Anderson—The Landmark Towers Condominium Association

Alexis Beeman—5150 Community Management LLC

Judith Ber—Forest Glen Homeowners Association

Adam D Berlin, Sr.—ACI Construction Services LLC

Jenny Bernal

Mike Bilo—Crystal Lakes Road and Recreation Association

Dave Bradley—Lakeshore Village Homeowners Association

Dennis Brooks—South Park Homeowners Association Number 2

Sean Browning

Beth Chabot—NBH Bank

Bob Chesnut—Crystal Lakes Road and Recreation Association

Linda Corcoran, CMCA—Corcoran Business Services, LLC

Kathy Crump

Victoria J Darling-orth

Shannon Delgado—Boral Roofing

Kathleen Dematteo—Elite Construction and Roofing

Eilina Dzhulakyan—Hammersmith Management, Inc.

Jayne Esser—Copper Mountain Resort

Alanna Fairburn—Stillwater Community Management

Miss Kristine Gahnstrom—Axe Roofing

Sally Griffin—Forest Glen Homeowners Association

John Gregory Grissom—Grissom Contracting

Danette Jean Guitierrez—Association and Community Management

Neil Habbial—Lakeshore Village Homeowners Association

Travis Harvego—Hoffman Weber Construction

Teresa Hayes—Forest Glen Homeowners Association

Diana Jansen

Buff Johnson—Colorado Association Services—Lakewood

Alexandria King—RealManage, LLC

Mike Korn—Fireside Properties, Inc.

John Thomas Krajewski, Jr., CMCA—CAP Management

Jennifer Kronebusch-Lian—Wet, Water Extraction Team, LLC

Arleen Kuntz—Forest Glen Homeowners Association

James Scot LaGrow—Colorado Association Services—Lakewood

Leni Marie Lambert—Murphy Creek Master HOA

Wendy Larson—Service Plus Community Management

Jackie Lemke—Murphy Creek Master HOA

Allen Lindeman—Heather Gardens Association

Rebecca Ly—Vista Management Associates, Inc.

Joseph Malone

Joshua Marquis—Retreatia

Carol Anne Mayne—Heather Gardens Association

Camri Lyn Mcavoy

Patrick K McCall—Southbridge Townhomes Association, Inc.

Miss Julia McFadden—Associa Regional Office—Lakewood

Timmy Moutrie—Copper Mountain Resort

Terra Mueller—CCMC

Cameron Davis Murray, CMCA—Frias Properties of Aspen, LLC

Katelyn Mushborn—South Park Homeowners Association Number 2

Marlene Pappas

Ryan Parisi—Colorado Association Services—Lakewood

Lauren Perkins—Interstate Restoration

Manuel Rocha—Horn Brothers Roofing

Marc Ruh—Bold Property Management Solutions

Stephen Sahli—InBank

Sonny Senulis—Streamline Solutions, LLC

Theresa Stack

Angela K Stevens, CMCA—Westwind Management Group, LLC

Paige Stevens—Platte Capital Projects, Inc.

Derek Stroden—Ironwood Earthcare, Inc.

Elena Taylor—Colorado Association Services—Lakewood

Amanda Tschetter-thrasher—Lift Property Services

Lauren Tyrrell—Forest Glen Homeowners Association

Yvonne Varela—Murphy Creek Master HOA

Isaiah Vigil—Colorado Association Services—Lakewood


Trudy White—Murphy Creek Master HOA

Ryan Wolfe—Design Review Administration

Sean Ziegler—WestWork Corp



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APRIL

30 Tue	CEO Forum
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MAY

3 Fri	Leadership Meeting
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15 Wed	Mountain Education Avon
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22 Wed	Mountain Education Steamboat
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24 Fri	Annual Education Summit
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JUNE

4 Tue	Manager Forum
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5 Wed	M100 Denver
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28 Fri	Annual Golf Tournament
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For the latest information on all our programs, visit www.cai-rmc.org!
Don't forget to register for events as prices are significantly higher the day of the event.